






Salisburys



# St. Giles-on-the-Heath, Launceston, PL15 9RT

Offers Over £400,000

 3  2  3



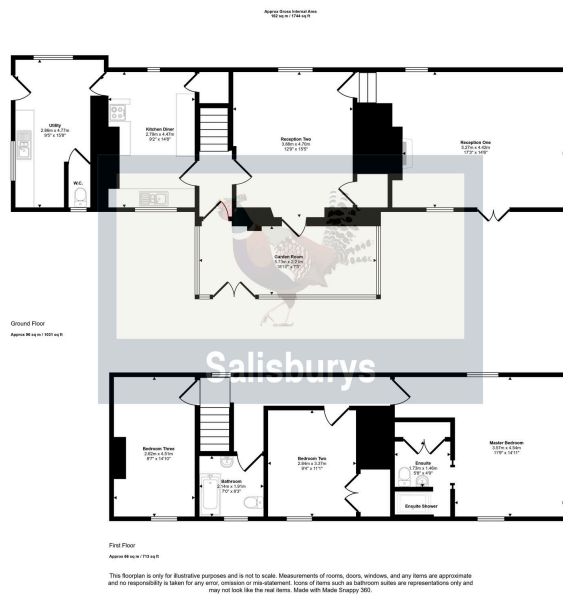
- Spacious detached cottage
- Superb views over countryside
- 3 bedrooms/2 bathrooms
- Garden Room
- Kitchen with large Utility Room
- Level lawned garden
- Driveway, double Garage with workshop
- 360 Virtual Tour
- Close to local amenities
- CHAIN FREE







This attractive property is a true delight and we are pleased to offer this spacious character cottage to the market as it has so much to offer. The accommodation briefly comprises of;- 3 double bedrooms (Master with ensuite shower), Family Bathroom, two Reception rooms, kitchen and additional large Utility Room and downstairs w.c. and a Garden Room overlooking open countryside views. Externally, the cottage has driveway parking for several vehicles, a double garage with workshop, level lawned gardens with two seating areas. Spacious accommodation, great views and offered with NO ONWARD CHAIN. Viewing morning on Saturday 23rd November.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

